

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City  |
|----|--------|------------------------|
| 24 | -26    | PONDVIEW RD, ARLINGTON |

## OWNERSHIP

|           |                       |       |       |            |
|-----------|-----------------------|-------|-------|------------|
| Owner 1:  | BYRNE KEVIN J/LINDA C |       |       |            |
| Owner 2:  |                       |       |       |            |
| Owner 3:  |                       |       |       |            |
| Street 1: | 26 PONDVIEW RD        |       |       |            |
| Street 2: |                       |       |       |            |
| Twn/City: | ARLINGTON             |       |       |            |
| St/Prov:  | MA                    | Cntry |       | Own Occ: Y |
| Postal:   | 02474                 |       | Type: |            |

## PREVIOUS OWNER

|           |                           |       |  |
|-----------|---------------------------|-------|--|
| Owner 1:  | BYRNE KEVIN J/LINDA C -   |       |  |
| Owner 2:  | PRESTON MURIEL/LIFE EST - |       |  |
| Street 1: | 24 PONDVIEW RD            |       |  |
| Twn/City: | ARLINGTON                 |       |  |
| St/Prov:  | MA                        | Cntry |  |
| Postal:   | 02474                     |       |  |

## NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 4211 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R2   | TWO FAMIL   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

[illegible]

|              |         |              |      |             |     |            |               |           |  |        |         |            |  |        |         |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|-----------|--|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 0.12794 | Total SF/SM: | 5573 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON |  | Total: | 469,750 | Spl Credit |  | Total: | 469,800 |
|--------------|---------|--------------|------|-------------|-----|------------|---------------|-----------|--|--------|---------|------------|--|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD**

**ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

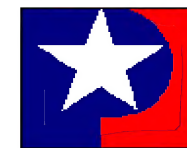
Total Card /

Total Parcel

**1,086,800**

**1,086,800**

**1,086,800**



**Patriot**  
Properties Inc.

**USER DEFINED**

|   |                |      |
|---|----------------|------|
|   | Prior Id # 1:  | 9421 |
|   | Prior Id # 2:  |      |
|   | Prior Id # 3:  |      |
| 7 | Prior Id # 1:  |      |
|   | Prior Id # 2:  |      |
|   | Prior Id # 3:  |      |
|   | Prior Id # 1:  |      |
| 6 | Prior Id # 2:  |      |
|   | Prior Id # 3:  |      |
|   | ASR Map:       |      |
|   | Fact Dist:     |      |
|   | Reval Dist:    |      |
|   | Year:          |      |
|   | LandReason:    |      |
|   | BldReason:     |      |
|   | CivilDistrict: |      |
|   | Ratio:         |      |
|   |                |      |

### ACTIVITY INFORMATION

| Date       | Result      | By | Name      |
|------------|-------------|----|-----------|
| 10/20/2021 | USPS        | JO | Jenny O   |
| 1/20/2018  | Inspected   | BS | Barbara S |
| 12/19/2017 | MEAS&NOTICE | BS | Barbara S |
|            |             |    |           |
|            |             |    |           |
|            |             |    |           |
|            |             |    |           |
|            |             |    |           |
|            |             |    |           |
|            |             |    |           |

Sign:
VERIFICATION OF VISIT NOT DATA
\_\_/\_\_/\_\_

## IN PROCESS APPRAISAL SUMMARY

| Use Code                | Land Size | Building Value                 | Yard Items | Land Value | Total Value    |
|-------------------------|-----------|--------------------------------|------------|------------|----------------|
| 104                     | 5573.000  | 612,400                        | 4,600      | 469,800    | 1,086,800      |
|                         |           |                                |            |            |                |
|                         |           |                                |            |            |                |
| Total Card              | 0.128     | 612,400                        | 4,600      | 469,800    | 1,086,800      |
| Total Parcel            | 0.128     | 612,400                        | 4,600      | 469,800    | 1,086,800      |
| Source: Market Adj Cost |           | Total Value per SQ unit /Card: |            | 258.09     | /Parcel: 258.0 |

## PREVIOUS ASSESSMENT

[illegible]

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

|         |                   |       |                         |  |        |       |
|---------|-------------------|-------|-------------------------|--|--------|-------|
| More: N | Total Yard Items: | 4,600 | Total Special Features: |  | Total: | 4,600 |
|---------|-------------------|-------|-------------------------|--|--------|-------|